

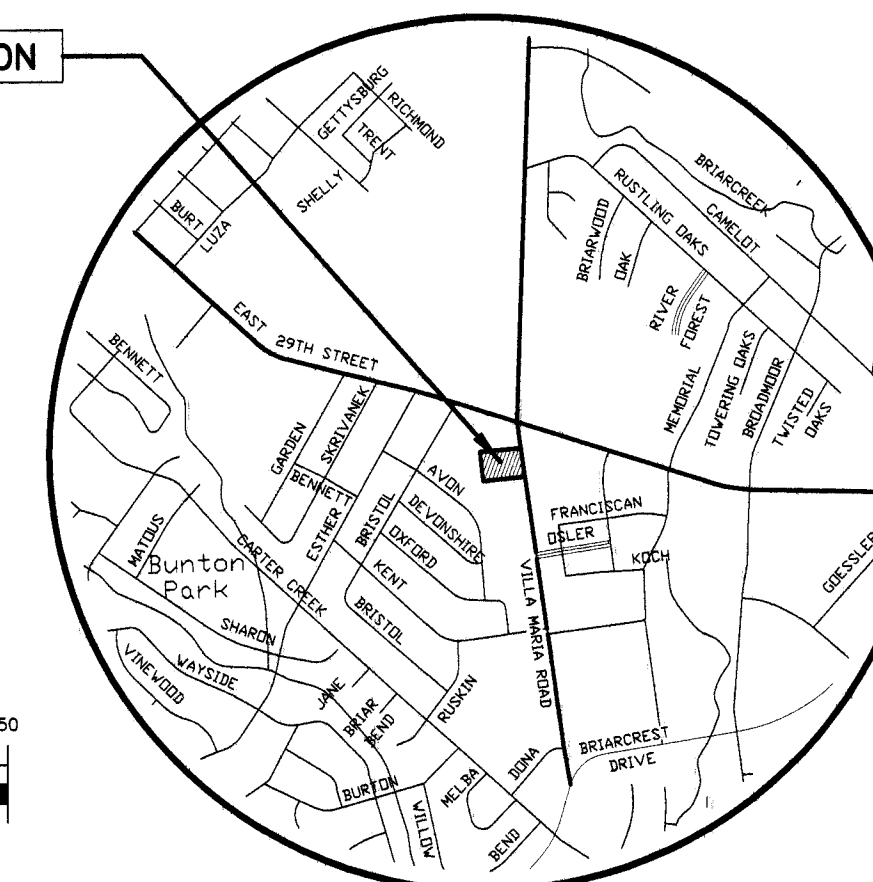
CURVE DATA				
CURVE	RADIUS	TANGENT	ARC	CHORD
C1	75.84'	16.85'	33.17'	32.91'

Landscape Legend		
	Proposed Crape Myrtle - Non Canopy Tree (Lagerstroemia Inaca) 1/2" to 3" Caliper	150 S.F. Each
	Proposed Indian Hawthorn - Shrub (Raphiolepis Indica) 2 Gallons or Less	5 S.F. Each
	Existing Live Oak Tree (Quercus Virginiana) 1/2" to 3" Caliper	625 S.F. Each
	Existing Indian Hawthorn - Shrub (Raphiolepis Indica) 2 Gallons or Less	5 S.F. Each

Landscape Analysis:	
Total Area of Improvements:	
= 5600.05 S.F.	
5,600 S.F. * 15% = 840 S.F.	
14 Existing Canopy Trees	@ 200 S.F. each = 2,800 S.F.
14 Existing shrubs	@ 5 S.F. each = 70 S.F.
	Total 2,870 S.F.
2 Proposed Non Canopy Trees	@ 150 S.F. each = 300 S.F.
2 Proposed Canopy Trees	@ 200 S.F. each = 400 S.F.
28 shrubs	@ 5 S.F. each = 150 S.F.
	Total 840 S.F.
840 S.F. Provided > 840 S.F. Required	
Therefore, Landscape Requirements are Satisfied.	

PROJECT LOCATION

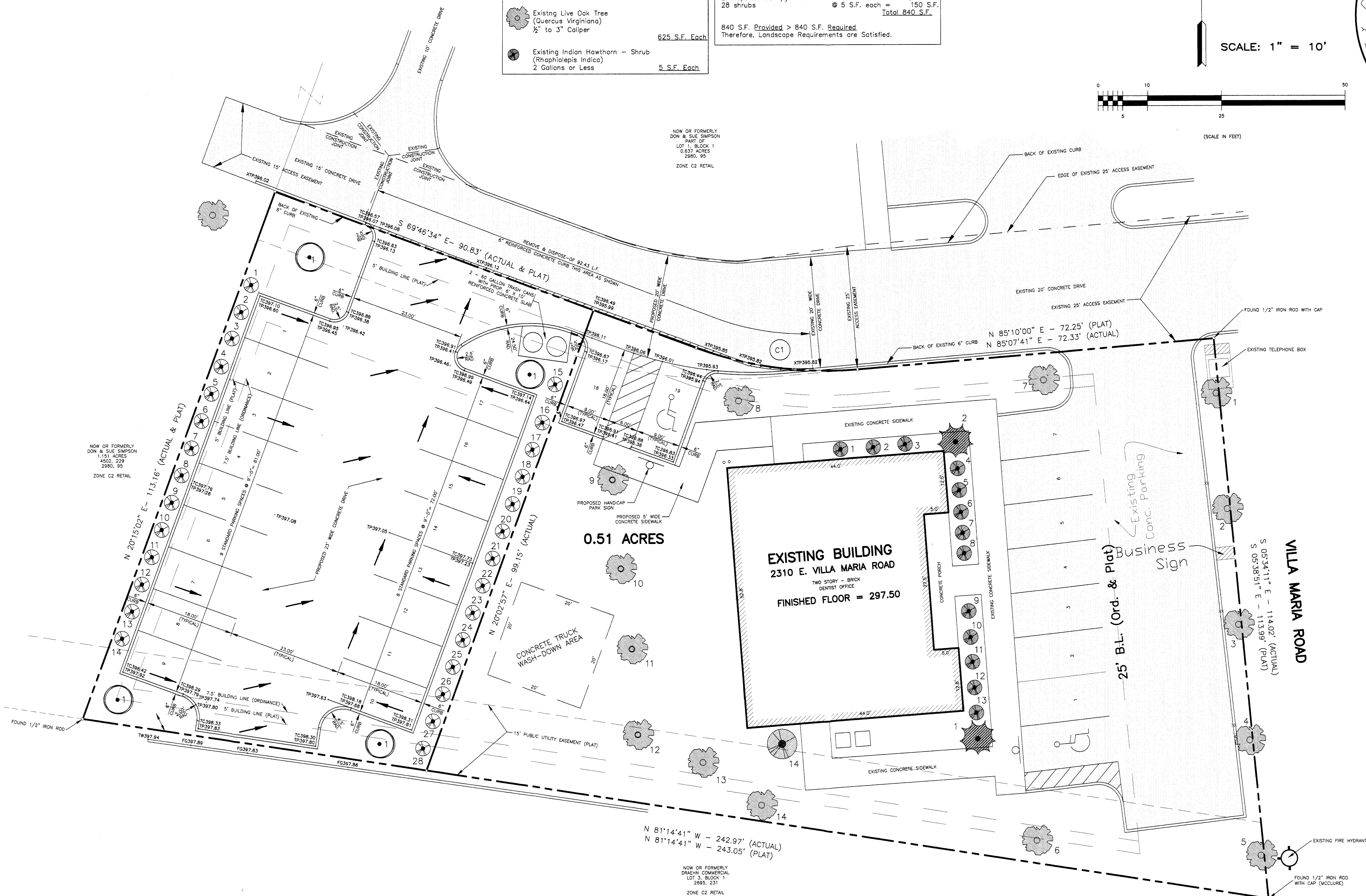
SCALE: 1" = 10'



VICINITY MAP
N.T.S.

NOTES:

1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0215 F Effective Date: April 2, 2014.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise noted.
3. Basis of Bearing: *Plat Bearing used as basis of bearings. (N 81° 14' 41" W)
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. For more information see construction drawings.
6. The purpose of this Site Plan is to depict the proposed parking lot.
7. Parking lot striping shall be done as per Texas MUTCD standards (4" white striping for spaces, and accessible markings as appropriate).
8. Site Address: 2310 Villa Maria Road.
9. This Property is Zoned Retail District (C-2)



RECEIVED
JAN 20 2016
A
Site Plan
For the
Maliska Dentist Office
2310 E Villa Maria Road
Being Block 1 and Part of Lot 1
of the
Community Business Center Subdivision
0.51 Acres
Volume 1431, Page 339
Bryan, Brazos County, Texas
December 2015

Owner/Developer:
Stanley J. Maliska
Address: 2310 E. Villa Maria
Bryan, Texas, 77802
Phone: (979) 219-7167

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PROJECT NUMBER: 15-142